

## **AGENDA**

PLANNING COMMISSION  
MONROE COUNTY  
November 16, 2016  
10:00 A.M.

MARATHON GOV'T CENTER  
2798 OVERSEAS HIGHWAY  
MARATHON, FL 33050

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **COMMISSION:**

Denise Werling, Chairman  
William Wiatt  
Elizabeth Lustberg  
Ron Miller  
Beth Ramsay-Vickrey

### **STAFF:**

Mayte Santamaria, Sr. Director of Planning and Environmental Resources  
Steve Williams, Assistant County Attorney  
John Wolfe, Planning Commission Counsel  
Mike Roberts, Sr. Administrator, Environmental Resources  
Tiffany Stankiewicz, Development Administrator  
Emily Schemper, Comprehensive Planning Manager  
Kevin Bond, Planning & Development Review Manager  
Devin Rains, Principal Planner  
Thomas Broadrick, Sr. Planner  
Barbara Bauman, Sr. Planner  
Janene Sclafani, Planner  
Gail Creech, Sr. Planning Commission Coordinator  
Ilze Aguila, Sr. Planning Commission Coordinator

### **COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL**

### **SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS**

### **SWEARING OF COUNTY STAFF**

### **CHANGES TO THE AGENDA**

### **APPROVAL OF MINUTES:** October 26, 2016

## MEETING

### Continued Items:

**1. Gulf Drive, Lot 12, Block 28, Key Largo Park PB3-62, Key Largo, Mile Marker 100.5:** A public hearing concerning a request for a Variance of 10 feet from the required 25-foot primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the southeastern property line, and a variance of 10 feet from the required 20-foot rear yard setback along the northwestern property line. Approval would result in a primary front yard setback of 15 feet along the Gulf Drive right-of-way and a rear yard setback of 10 feet along the southeastern property line. The variance is requested for the development of a proposed single-family detached dwelling. The subject property is legally described as Lot 12, Block 28, Amended Plat of Key Largo Park, Plat Book 3, Page 62, Key Largo, Monroe County, Florida, having real estate number 00529300-000000.  
(File 2016-060)

**2. Gulf Drive, Lot 13, Block 28, Key Largo Park PB3-62, Key Largo, Mile Marker 100.5:** A public hearing concerning a request for a Variance of 10 feet from the required 25-foot primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the southeastern property line, and a variance of 10 feet from the required 20-foot rear yard setback along the northwestern property line. Approval would result in a primary front yard setback of 15 feet along the Gulf Drive right-of-way and a rear yard setback of 10 feet along the southeastern property line. The variance is requested for the development of a proposed single-family detached dwelling. The subject property is legally described as Lot 13, Block 28, Amended Plat of Key Largo Park, Plat Book 3, Page 62, Key Largo, Monroe County, Florida, having real estate number 00529310-000000.  
(File 2016-061)

**3. Paul Maggi and Kathleen Ryzoc, 25 Buccaneer Drive, Key Largo, Mile Marker 98:** A public hearing concerning a request for a Variance of 15 feet to the required 25-foot primary front yard setback, which is adjacent to the Buccaneer Drive right-of-way. Approval would result in a primary front yard setback of 10 feet. The variance is requested for the development of a proposed single family dwelling. The subject property is legally described as Block 13, Lot 20, Pirates Cove subdivision (Plat Book 3, Page 18), Key Largo, Monroe County, Florida, having real estate number 00494430-000000.  
(File #2016-102)

### New Item:

**4. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM** FOR JULY 13, 2016, THROUGH OCTOBER 12, 2016, ROGO (1ST QUARTER YEAR 25). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.  
(File 2016-164)

*Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

**ADA ASSISTANCE:** *If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

**BOARD DISCUSSION**

**GROWTH MANAGEMENT COMMENTS**

**RESOLUTIONS FOR SIGNATURE**

**ADJOURNMENT** 10:58am